

GROSS FLOOR AREA NON-RESIDENTIAL DECLARATION

April 2017



City of Mississauga
Planning and Building Department , 3rd floor
300 City Centre Drive
Mississauga, ON L5B 3C1
Tel: (905) 896-5619 Fax: (905) 896-5638

Page 1 of 2

A. Project Information			
Building Permit Application No.		Construction Address	
Legal Description (Lot / Block Number and Plan / Concession)		Building Use	
B. Property Owner Information			
Contact Name		Company Name	Email Address
C. Architect/Engineer/Designer Information			
Contact Name		Company Name	Email Address
			Phone Number
D. Scope of Construction			
New Building		Addition to Existing Building	
Mezzanine Addition		Other: Specify	
E. Gross Floor Area (GFA) – (as defined in Zoning by-law 225-2007, see page 2)			
1	Existing Gross Floor Area (GFA) (without deductions)		m ²
2	Existing Gross Floor Area (GFA) to be demolished		m ²
3	Existing Gross Floor Area (GFA) – to remain (Subtract Line 2 from Line 1)		m ²
4	Proposed Gross Floor Area (GFA) under this building permit application		m ²
5	Gross Floor Area (GFA) total – (Add lines 3 and 4)		m ²
F. Gross Floor Area Non-Residential – (as defined in Zoning by-law 225-2007, see page 2)			
1	Existing Gross Floor Area Non-Residential		m ²
2	Existing Gross Floor Area Non-Residential to be demolished		m ²
3	Existing Gross Floor Area Non-Residential to remain (subtract line 2 from line 1)		m ²
4	Proposed Gross Floor Area Non-Residential		m ²
5	Total Gross Floor Area Non-Residential (add lines 3 and 4)		m ²
G. Lot Area and Total Floor Area – for the purposes of calculating Development Charges (see page 2)			
1	Lot Area		m ²
2	Existing Total Floor Area – deductions as per Development Charges By-law (see page 2)		m ²
3	Existing Total Floor Area to be demolished – deductions as per Development Charges By-law (see page 2)		m ²
4	Existing Total Floor Area to remain – (Subtract line 3 from line 2)		m ²
5	Proposed Total Floor Area under this building permit application with deductions as per Development Charges By-law (see page 2)		m ²
6	Total Floor Area – existing and proposed (add lines 4 and 5)		m ²
7	Line 5 divided by line 6 and multiplied by line 1 (For the purpose of calculating the storm water management development charge)		m ²
H. Other Required Information (if applicable)			
1	Place of Religious Assembly - Worship area		m ²
2	Overnight accommodation – Public Use Areas		m ²
I. Declaration of Architect, Engineer or Designer			
I _____ solemnly declare that			
(print name)			
<ol style="list-style-type: none"> I have read and understood the definitions as per the Zoning By-law 225-2007 stated herein (page 2 of 2) The information contained in this declaration and other attached documentation are true and accurate to the best of my knowledge. I acknowledge that Development Charges and Parkland Dedication may be applicable prior to building permit issuance. I have the authority to bind the corporation or partnership (if applicable) 			
_____		_____	
Signature		Date	
Personal information collected on this form is collected as part of the building permit application process in order to satisfy Section 8(2) of the Building Code Act, 1992, S.O. 1992, c. 23. Questions about the collection of this information should be directed to the Permit Administrator, Building Division, 300 City Centre Drive, Mississauga, ON L5B 3C1. 905-896-6511.			
J. Office Use Only			
Zoning – Reviewed By:		Date	Sent to Dev. Serv. <input type="checkbox"/> Yes <input type="checkbox"/> N/A
Development Services Cleared By:		Date	
<input type="checkbox"/>	Development Charges Paid	<input type="checkbox"/>	Cash in Lieu for Park Purposes Paid/Satisfied
<input type="checkbox"/>	Development Charges Not Applicable	<input type="checkbox"/>	Cash in Lieu for Park Purposes Not Applicable
<input type="checkbox"/>	Industrial Expansion Exemption	Notes:	
<input type="checkbox"/>	No increase in floor area		
<input type="checkbox"/>	City/Regional/School building		
<input type="checkbox"/>	Other: _____		

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Defined Terms	
<p>Gross Floor Area (GFA) <i>(as defined in Zoning By-law 225-2007)</i></p>	<p>means the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the mid-point of common walls.</p>
<p>Gross Floor Area – Non Residential <i>(as defined in Zoning By-law 225-2007)</i></p>	<p>means the sum of the areas of each storey above or below established grade, measured from the exteriors of outside walls, or from the mid-point of common walls, including the area of any floor system or assembly located within a storey which is designed or used for access and passage by persons, and including all parts of the building or structure or part thereof below established grade used for retail, office, industrial or warehouse uses, but excluding the following:</p> <ol style="list-style-type: none"> (1) Any part of the building, structure or part thereof used for mechanical floor area; (2) Areas of stairwells, washrooms or elevators; (3) any enclosed area used for the collection or storage of disposable or recyclable waste generated within the building or structure or part thereof; (4) any part of the building, structure or part thereof below established grade used for motor vehicle parking or the provision of loading spaces; (5) any part of the building, structure or part thereof below established grade used for storage incidental to other uses in the building, structure or part thereof or provided and reserved for the personal needs of the occupants of the building including lunch rooms, lounges or fitness rooms (6) accessory outdoor tank.
<p>Total Floor Area <i>(as defined in Development Charges By-law)</i></p>	<p>means the aggregate of the areas of each floor and/or mezzanine above or below established grade, measured between the exterior of outside walls, including all parts of the building below established grade developed for non-residential use, but excluding the following:</p> <ol style="list-style-type: none"> (1) any enclosed area used for climate control, electrical, energy generation and distribution, or mechanical equipment related to the operation or maintenance of the building; (2) areas of stairwells, washrooms, elevators or walkways/catwalks used exclusively for the maintenance of and/or access to mechanical equipment related to the operation or maintenance of the building; (3) any enclosed area devoted to the collection or storage of disposable or recyclable waste generated within the building; (4) any part of the building or structure above or below established grade, but not including a commercial parking garage, used exclusively for the temporary parking of motor vehicles or the provision of loading space(s) where such loading space(s) are required by the City's Zoning By-law; and (5) the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and (6) where a building or structure does not have any wall, the total floor area shall be the sum total of the area of land directly beneath the building or structure and the total areas of any floors and mezzanines in the building or structure, not already included in the sum total.
<p>Worship Area <i>(as defined in Zoning By-law 225-2007)</i></p>	<p>means the sum of the areas, whether above or below established grade, measured between the inside of walls of a sanctuary, hall or meeting room, that a religious group, organization or denomination utilizes for the observance of its religious services, including any balcony or area from which the religious services conducted in the sanctuary, hall or meeting room can be observed, or area that can be opened on a temporary basis to a sanctuary, hall or meeting room by the removal or opening of any walls or partitions, and any pulpit, altar area, choir or musicians area, but excluding any vestibule.</p>

* Definitions for **bolded** terms can be found at: [Zoning By-law 225-2007 Definitions](#) or www.mississauga.ca/zoningbylaw Section 1.2

NOTE:

The **Total Floor Area** and the **Gross Floor Area – Non Residential** calculations are different. **Total Floor Area** includes below grade storage and areas used for the personal needs of the occupants of the building.